



RIBBLE VALLEY
BOROUGH COUNCIL

16 JAN 2012

For office use only

Application No 920120061P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	Diane	Surname:	Curbishley
Company name:					
Street address:	Prospect Cottage		Country Code	National Number	Extension Number
	Lower Lane		Telephone number:		
	Longridge		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 3SL				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Graham	Surname:	Lea
Company name:	Graham Lea Architecture				
Street address:	63 Waterloo Road		Country Code	National Number	Extension Number
			Telephone number:	01772	463627
			Mobile number:	07787	887729
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR2 1BH		grahamlea@btinternet.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of new dwelling and detached garage, and a reduction of existing double garage to a single garage to form access.

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	PROSPECT COTTAGE		
Street address:	LOWER LANE		
	LONGRIDGE		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3SL		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	360638
Northing:	436829

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Graeme Surname: Thorpe

Reference: RV 2010/ENV 000047

Date (DD/MM/YYYY): 21/04/2011 (Must be pre-application submission)

Details of the pre-application advice received:

In principal a development on the site would be ok.
Also pre-application advice was received agree via E-mail from Mark Hornby to Diane Curbishley at 5 January 2012 11:18:46

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

GL19-22 Siteplans

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

ROUGH CAST RENDER WALLS

Roof - description:Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

NATURAL SLATE ROOF

Windows - description:Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

WHITE UPVC WINDOWS AND DOORS

Doors - description:Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

WHITE UPVC WINDOWS AND DOORS

Boundary treatments - description:Description of *existing* materials and finishes:

Timber Fences

Description of *proposed* materials and finishes:

Timber Fences

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

GL19-15

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	7	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'B55837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

7. Residential Units (continued)

320120061P

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

2,200

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



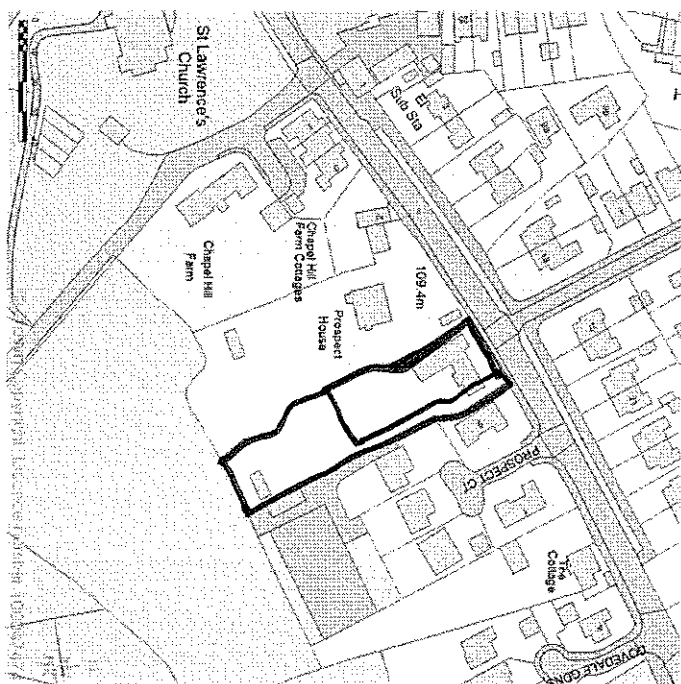
Date



320120061P



AREA 5 HA
SCALE: 1:2500
CENTRE COORDINATES: 360637 436794

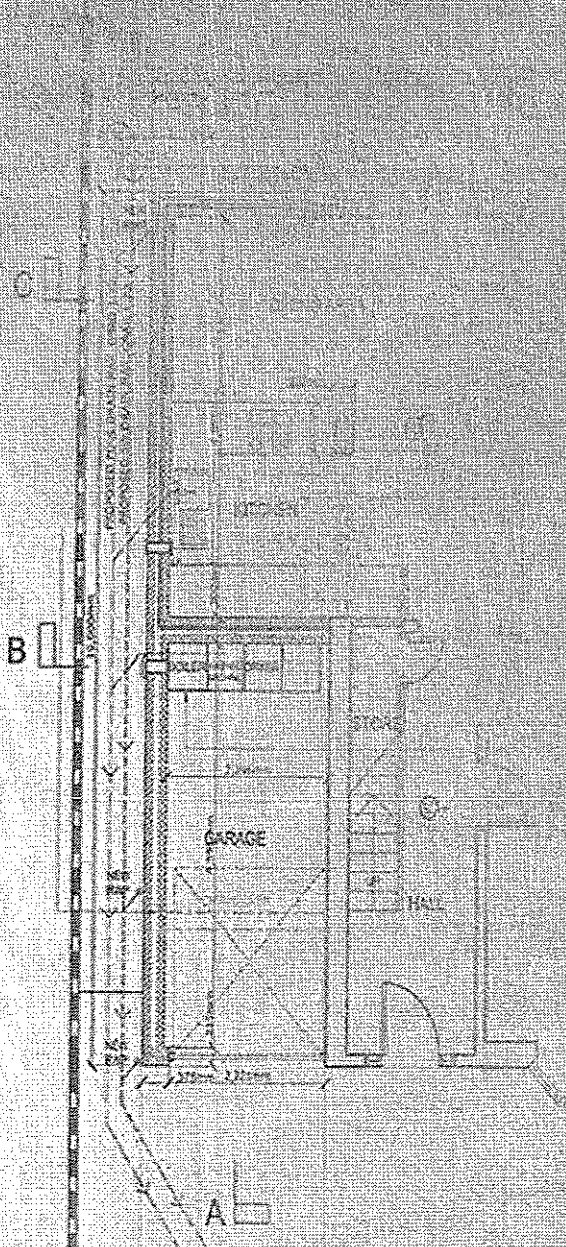


Supplied by Streetwise Maps Ltd
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Licence No: 100047474

Prospect Lodge Longridge

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

320120061P



DESIGN AND ACCESS STATEMENT

DESCRIPTION

Erection of new dwelling and detached garage, and reduction of the existing double garage to a single garage to form access.

THE SITE

The site is in the large rear grounds to the rear of Prospect Cottage

USE

The Site will be used as a single dwelling for one family.

AMOUNT

The proposal is for a large detached house and detached garage.

In the immediate surrounding area there are a number of large detached houses such as Prospect House, Prospect Cottage, and the Cottage.

In discussion with the local highways department it was agreed that access could be gained without affecting the stone wall the front of the property provided there was a maximum of one property.

The applicant wishes to build the property themselves and this size of property suits their needs and economics.

SCALE

The proposal is for a large three storey high detached dwelling. This provides for the accommodation needed.

The proposed house is scaled to be in keeping with neighbouring houses and because of the land levels will be no higher than prospect Cottage, Prospect house, or the recently built house to the rear of the cottage.

LAYOUT

The site benefits from excellent southerly views. The new building is laid out to take advantage of this by having a large south facing garden and an East to West Orientation

LANDSCAPING

The project will generally be soft domestic landscaping.

PROSPECT LODGE
DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT



APPEARANCE

The proposal will have an appearance that is in character with the conservation area. Materials will be in keeping with similar recent developments that are within the conservation area.

ACCESS

The Site is readily accessible by public transport and level access will be provided into the dwelling.

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PROSPECT LODGE
DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT

 GRAHAM LEA
ARCHITECTURE



Prospect House

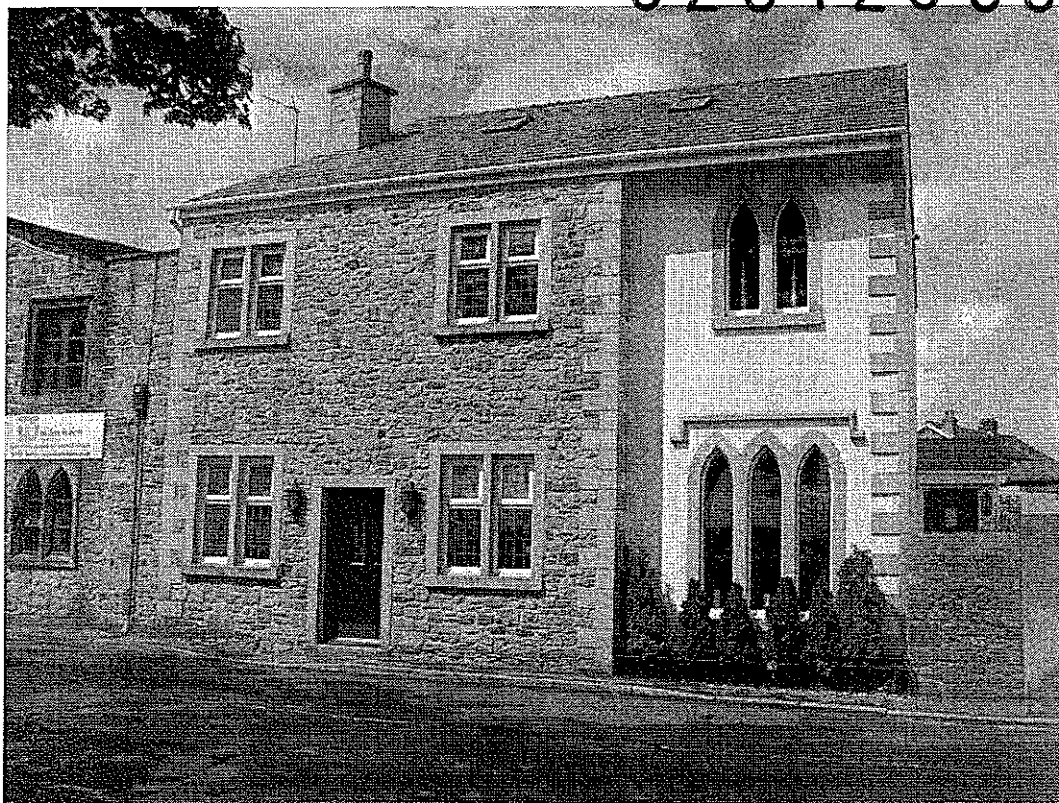


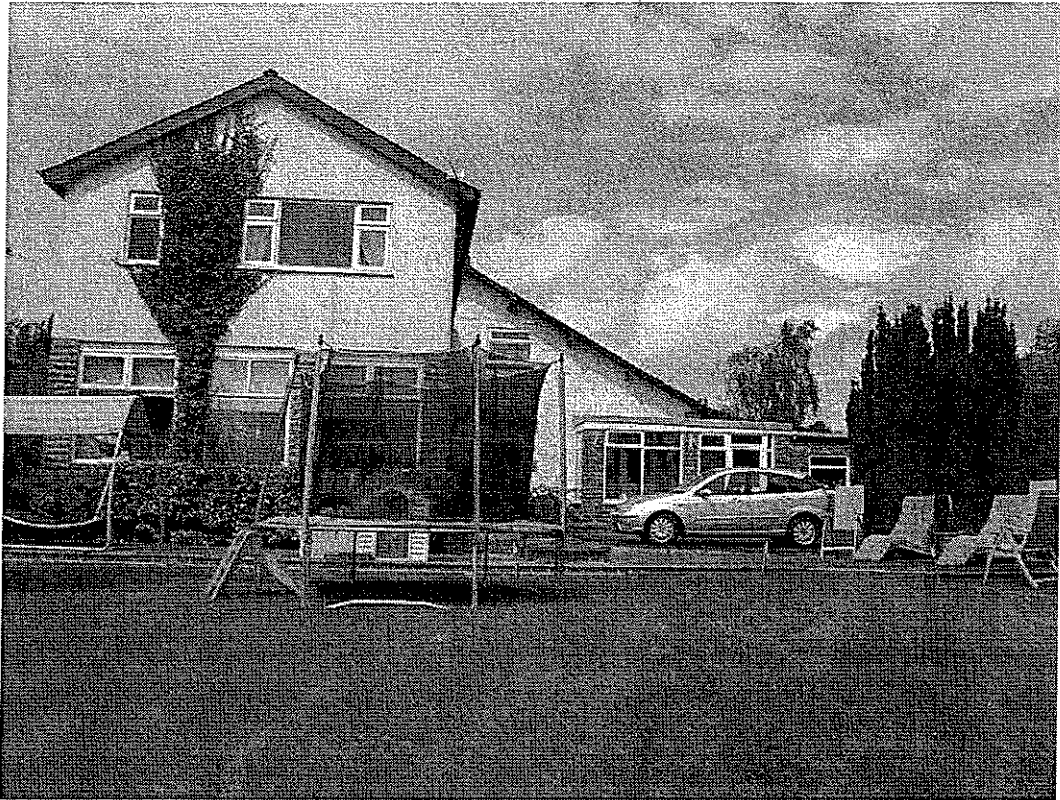
Prospect House Rear



The Cottage

320120061P





Existing House - Rendered



Dormer Windows at No. 4 Prospect Court



New House to the rear of the Cottage (next to Prospect Court)



New cottages built next door but two to Prospect Cottage

PROSPECT LODGE
DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT



Stone wall to the front of the site



Views of the rear of Prospect House are limited by vegetation.

HERITAGE STATEMENT

INTRODUCTION

The proposed development lies within the St Lawrence's Church Conservation area.

The proposed site in the rear garden of the Prospect Cottage, which is next door to the listed building Prospect House and a few doors away from The Cottage. Apart from these two buildings there are no other buildings in the immediate vicinity that have been marked as having Townscape Merit.

There is a large stone wall that runs along the front of the site which is in keeping with the local historical character.

The most important view of the building of Townscape Merit is from the road. Views to the rear elevations are limited by vegetation and by the new dwelling having been recently erected to the rear of The Cottage.

THE PROPOSED WORKS

The proposed works are for a new house and detached garage and a reduction of the existing double garage to Prospect Cottage to form a single garage to form access.

IMPACT

Apart from reducing the existing double garage to a single garage the proposal will have little significant impact on the view from the road.

The existing stone wall to the front of the site will remain unaltered.

The views from onto rear of the site will benefit from the development as the proposal will be more in character with Prospect House than Prospect Cottage which will be masked by the development.

The proposal will also be considerably lower than Prospect House and therefore will appear less significant than Prospect House.

320120061P



Martin Prescott Environmental Services

*Woodland Management, Ecological
Surveying, Wildlife Events...*

Mark Ainsley
Prospect Cottage
Lower Lane,
Longridge
PR3 3SL

01772 785748
07880 825235

diane.curbishley@btinternet.com

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs.
BL9 8BS

0161 796 6211
07946 488467
martin.dauby@tiscali.co.uk

2.9.2011

Bat and Bird Survey of Outbuildings, Lower Lane, Longridge

Surveyor- Martin Prescott, Lic. no. 20104226

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Photos

7. Plan

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Summary

No signs of bats were detected roosting in these building. Neither buildings nor trees were considered to have significant bat roosting potential.

Nesting birds are likely between March and August.

1. Introduction

1.1 Reason for Survey

It is proposed to demolish four outbuildings and remove trees where necessary. There is the potential to affect bat roosts and a bat survey was required.

1.2 The Site

The site was to the rear of Prospect Cottage and Prospect Court, Lower Lane, Longridge, Lancs. Map ref. SD606367.

The buildings consisted of three storerooms and a stable block. It is possible that several small trees will also be affected.

2. Methods

2.1 Risk Assessment, Possible Hazards

The site posed no hazards other than those normally encountered when surveying in sound buildings or in the field.

2.2 Daylight Survey, 31st August 2011

The outside of the buildings were searched for crevices suitable for bat access and the ground, walls, etc were searched for droppings.

The inside floors were searched for signs of bat occupation.

The area was assessed for roosting and foraging potential.

2.3 Equipment

The equipment used consisted of hand held torches, a camera and short-focus binoculars.

3. Results

3.1 Daylight Survey

Building 1, Photo 1

This was a planking shed with a plank-lined corrugated metal roof. It had a large open doorway (see photo) making it very draughty.

The floor was easily searched and no signs of bat occupation were found.

The building was unheated and poorly insulated and not considered suitable for roosting bats.

Building 2, Photos 2 and 3

This was a small stable block of wooden planking and an "Onduline" corrugated sheeting roof. The roof was board-lined, but not insulated.
The floors were clean and easily searched. Signs of nesting Swallows were found.
No signs of roosting bats were found.
The building was unheated and poorly insulated and not considered suitable for roosting bats.

Building 3, Photo 4

This was a small breeze block shed with a plank-lined corrugated metal roof.
There was a crack in the wall to the rear with bat roosting potential, but this was low down and bat access was very cluttered with the trees behind and the potential was considered to be low.
There was a large open doorway making the building very draughty.

Building 4, Photo 5

This was a breeze block shed with a sloping felted roof lined with boards. Although there were gaps under barge boards these were covered in cobwebs and not recently used by bats.
The building was poorly insulated and unheated and was not considered to have more than very low bat roosting potential.
An old Swallows' nest was found.

Trees

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There were two conifers which are likely to be removed, one next to building 1 and one next to building 2. Neither had any significant bat roosting potential.
An Ash, also to be removed, overhanging buildings 2 and 3, was searchable and had no visible crevices suitable for bat occupation. It was considered too small to be likely to have suitable crevices.
There were several fruit trees which may be removed, but none were old enough to have developed crevices suitable for roosting bats.

The nearby habitats included semi-mature trees in gardens, hedges and hedgerow trees likely to have low-moderate bat foraging potential. Within 300-600 metres there were large reservoirs and semi-natural woodland likely to have high bat foraging potential.

4. Conclusions

4.1 Roosting bats in these buildings and trees was considered very unlikely. No crevices likely to be used by roosting bats could be found

4.2 There were many houses nearby with high bat roosting potential.
The nearby habitat had low-moderate potential for foraging Pipistrelles and was unlikely to be used by other species. There were reservoirs and woodland nearby (300-600 metres) likely to be used by other species.

4.3 Signs of nesting birds were found, and further nesting (between March and August) is likely in any of the buildings or trees.

5. Recommendations

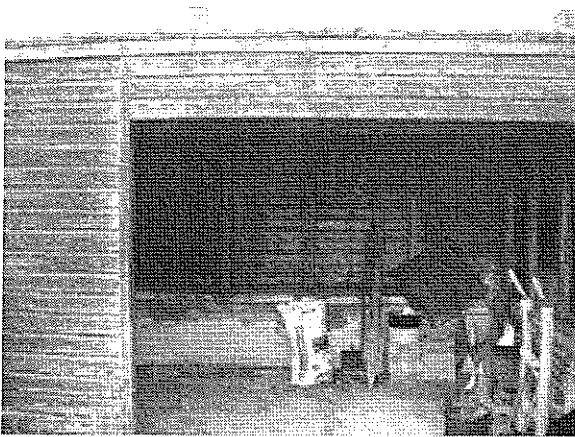
5.1 The buildings can be demolished with very low risk to roosting bats. Further bat surveys are not considered necessary.

5.2 If demolition work or tree removal is carried out during the bird nesting season (March to August inclusive) care must be taken to avoid disturbing nesting birds. This can be very difficult, and it is recommended that work avoids the nesting season altogether.

5.3 The trees in the garden are likely to provide a low level of foraging for bats and should be retained if practicable.

5.4 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant (0161 796 6211, 07946 488467) or the local bat group should be notified and work stopped immediately.

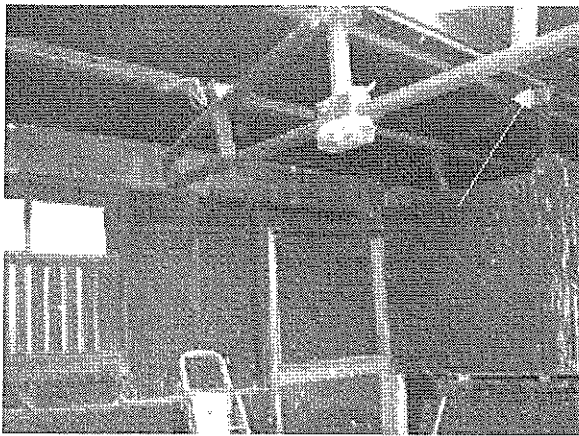
6. Photos



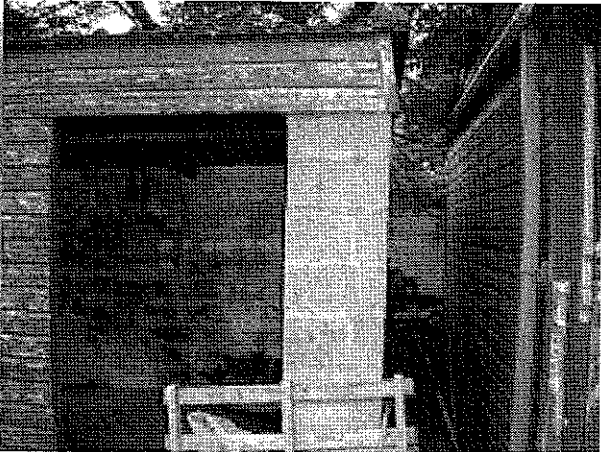
P1 Building 1



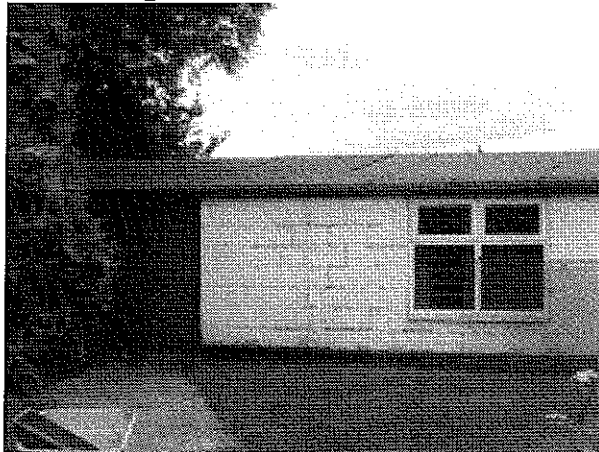
P2 Building 2



P3 Building 2, inside, Swallows' nest



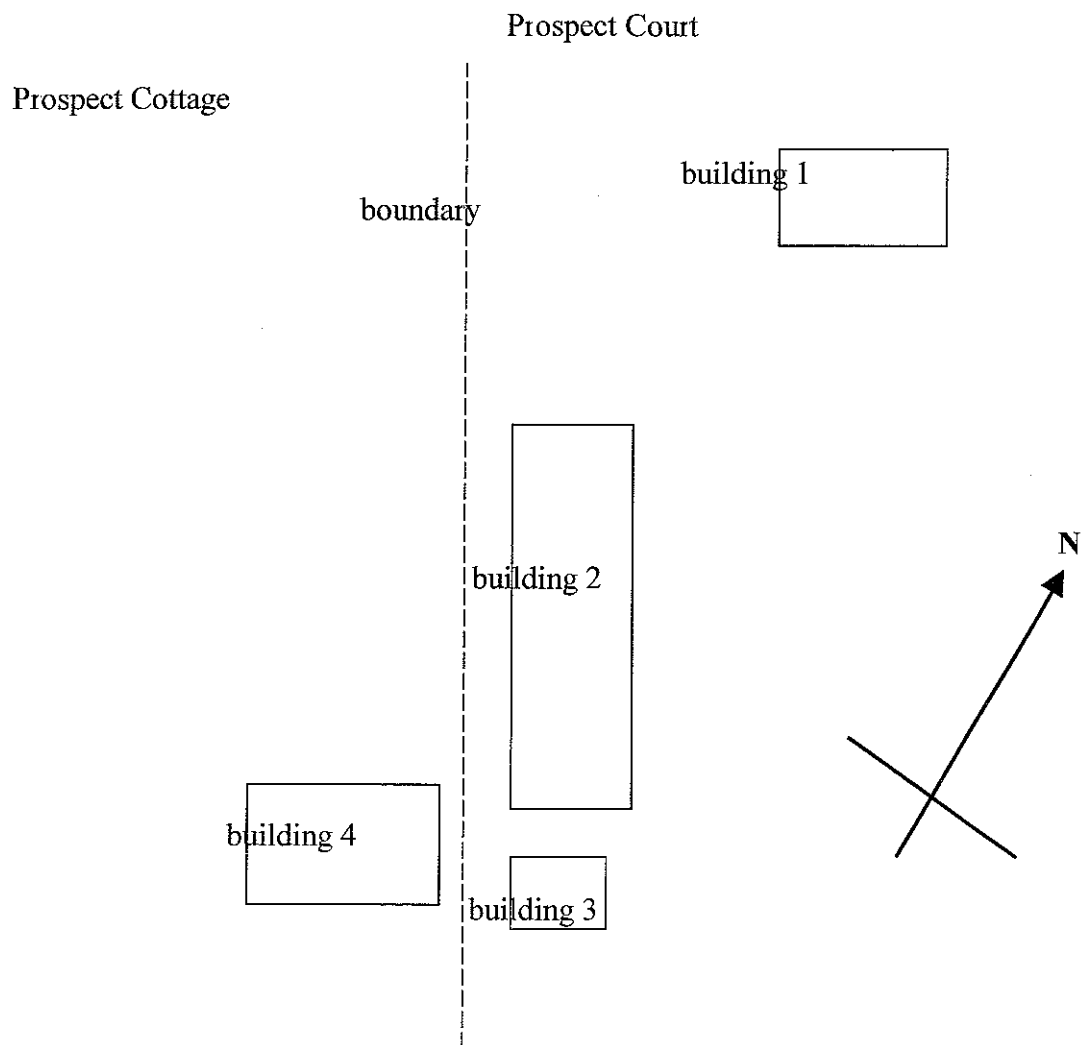
P4 Building 3



P5 Building 4

320120061P

7. Plan



Martin Prescott



TAYLOR TREE SURVEYS
FULLY INSURED PROFESSIONAL CONSULTANTS

Arboricultural Implications Assessment in respect of proposed development at
Prospect Cottage, Lower Lane, Longridge, PR3 3SL

12th October 2011

Client: Diane Curbishley

320120061P

Introduction

This document has been prepared in support of the proposed development at Prospect Cottage, Lower Lane, Longridge,. The aim of the assessment is to consider how the proposed development and associated trees will co-exist in the present and future.

During the report the following items were considered:

- Tree root protection areas (RPA)
- Changes in ground level
- Tree planting
- Tree management
- Above ground constraints
- Construction exclusion zones (barriers and ground protection)

The site

It has been brought to my attention that the trees are situated within a conservation area. Any recommended works should be confirmed by the LPA.

Tree Root Protection Areas (RPA)

The RPA for each tree has been considered and plotted on the Tree Constraints Plan (TCP).

Surrounding trees will be protected throughout the development reducing the risk of damage to the critical root zones see (construction exclusion zone: Barriers and Ground protection).

Group one contains five conifers, one Sorbus and one plum tree. These trees are located on the neighbouring property and form a screen. These trees should be considered as a group when considering the root protection areas.

A pile system is to be used and should be constructed above ground level with no excavation.

Changes in ground level

Trees to be protected during construction are located on the tree constraints plan; these trees are not to be subject to changes in ground level.

The location of the garage on the plan is on an existing hard surface this existing surface should be used as a foot print for the development of the garage, using this foot print will minimise the need for excavating, in turn minimising the risk of damage to the roots.

A pile system is to be used and should be constructed above ground level with no excavation within the root protection area.

Tree planting

320120061P

Tree planting should be considered after development has been carried out. Due to the development requiring minimal tree removal it is unnecessary to produce a tree planting scheme. Tree planting however is advised after development, trees to be replanted should consist of native species such as Beech, Ash and Oak. These species are recommended due to their longevity and ability to grow successfully in this area.

Tree management

A group of seven apple trees will have to be removed in order for the development to go ahead. These trees have limited individual and collective amenity value (see picture 2). This group should be removed to allow for development.

Above ground constraints

There are no above ground constraints to be noted.

Construction exclusion zone: Barriers and Ground protection

Barriers

All trees to be retained on site will be protected with barriers, these barriers should comprise of vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet are not resistant to impact and should not be used.

A notice should be erected on the barriers saying "construction exclusion zone- Keep out" See BS 5837 2005 SECTION 9.2.

The location of the barriers can be found on the tree constraints plan.

Ground protection

Due to the location of the garage being located on an existing foot print within the root protection area of group one, there will be an increased amount of movement within this area. It is advised that ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto geotextile, or supported by scaffold.

Note

I have received information from the contractor who will be installing the piling system. He states;

‘The pile we intend to use is a 150mm mini pile and the reinforced concrete ground beams will be constructed above ground level with no excavation.’

This statement came from Steve Green, Alert Piling Solutions. Specialist Piling and Foundation Contractor.

Steve Green gave me permission to reference the above statement.

I feel this system along with the existing foot print would be adequate in protecting the roots of group one.

Bs5837

SITE:	PROSPECT COTTAGE LOWER LANE LONGRIDGE BB3 3SL
CLIENT:	DIANE CURBISHLEY
BRIEF:	BS5837

SURVEYOR:	ADAM TAYLOR
ASSESSMENT DATE:	12/10/2011
VIEWING CONDITIONS:	WET
JOB REFERENCE:	

PAGE:

[illegible]

320120061P

T0333	Acer	Y	8	N-5 S-4 E-5 W-4	270	M-P	• Young maple moderate amounts of dead wood • Stem trifurcates at 1.5m • Limited longevity	• Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	10+	C/3	3.24	6
T0334	Acer	Y	7	N-1 S-2 E-2.5 W-1	195	M	• Young maple • Grown within a group • Being suppressed by T0333	• Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	10+	C/3	2.36	4
T0335	Acer	Y	6.5	N-1 S-3 E-2 W-3	195	M	• Young maple • Growing within a group	• Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	10+	C/3	2.36	4
G1	See picture 1 conifer	EM	8	N-2.5 S-2 E-2.5 W-2.5	260	M	• Grown as part of a group forming a screen • Located on neighbouring property	• Pile system to be used above ground, no excavation to be carried out within RPA. • Applies to all trees within group one.	20+	B2/3	3.12	6
G1	Plum	EM	8.5	N-3.5 S-3 E-3 W-3	240	M	• Grown as part of a group forming a screen • Located on neighbouring property	•	20+	B2/3	2.88	5
G1	Conifer	EM	11	N-2 S-2 E-2. W-2	290	M	• Grown as part of a group forming a screen • Located on neighbouring property	•	20+	B2/3	3.48	6
G1	Sorbus	Y	7	N-1 S-2 E-1 W-2	160	P	• Grown as part of a group forming a screen • Located on neighbouring property	•	10	C2	1.92	3
G1	Conifer	EM	7	N-2 S-2 E-2 W-2	210	M	• Grown as part of a group forming a screen	•	20+	B2/3	2.52	4
G2	Apple trees (small orchard)	Y-EM	6.5	S-2 E-2 W-2		M-P	• Several trees forming a small orchard • Limited longevity due to current condition being poor	• Remove to allow for development	10+	C1/3		
G1	Conifer	EM	9.5	N-2.5 S-2.5 E-4 W-4	320	M	• Grown within a group forming a screen	•	20+	B2/3	3.84	7
T0336	Cherry	EM	12	N-2.5 S-2.5 E-4 W-4	300	M-G	• Located on neighbouring property	• Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	20+	B1	3.6	6
G1	Conifer	EM	9	N-2 S-2 E-2 W-2	430	M	• Grown as part of a group forming a screen • Located on neighbouring property	•	20+	B2/3	5.16	9

320120061 P

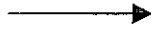
T0337	Cherry	EM	11	N-3 S-3 E-3.5 W-3	300	M-P	Forks at one meter partially included union	Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	20+	B1	3.6	6
T0338	Conifer	EM	9	N-2 S-2 E-2 W-2	270	M-G	Good vitality	Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	20+	B1	3.24	6
T0339	Ash	EM	13	N-5 S-6 E-4 W-6	410	M	- Moderate amount of dead wood in the canopy - Growing close to existing building - On a slight lean towards the East canopy has compensated for this lean	- Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP). - Remove dead wood	20+	B1	4.92	9
T0340	Sycamore	Y	9	N-4 S-1 E-3 W-3	290	P	- Heavy ivy infestation - Crown becoming stag headed - On a lean towards the North	Remove	10-	R	3.48	6
T0341	Conifer	EM-M	13	N-2 S-2 E-2 W-2	650 MULTI STEM	M	Multi stemmed conifer	Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	20+	B1	6.5	12
G3	Five Apple trees	Y	5			M	Group of five small apple trees	Protect throughout project see Construction Exclusion Zone (CEZ) detailed on Tree Protection Plan (TPP).	10+	C1/3		

Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, unremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost, installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY

320120061 D

Right



Pictures

Left





Picture one. Picture of group one; trees have not been tagged as they are on neighbouring land. The trees have been surveyed and are within the content of the report individual trees have been surveyed within group one starting from right to left of this picture.

Picture of group two, apple trees

320120061P



Taylor Tree Surveys

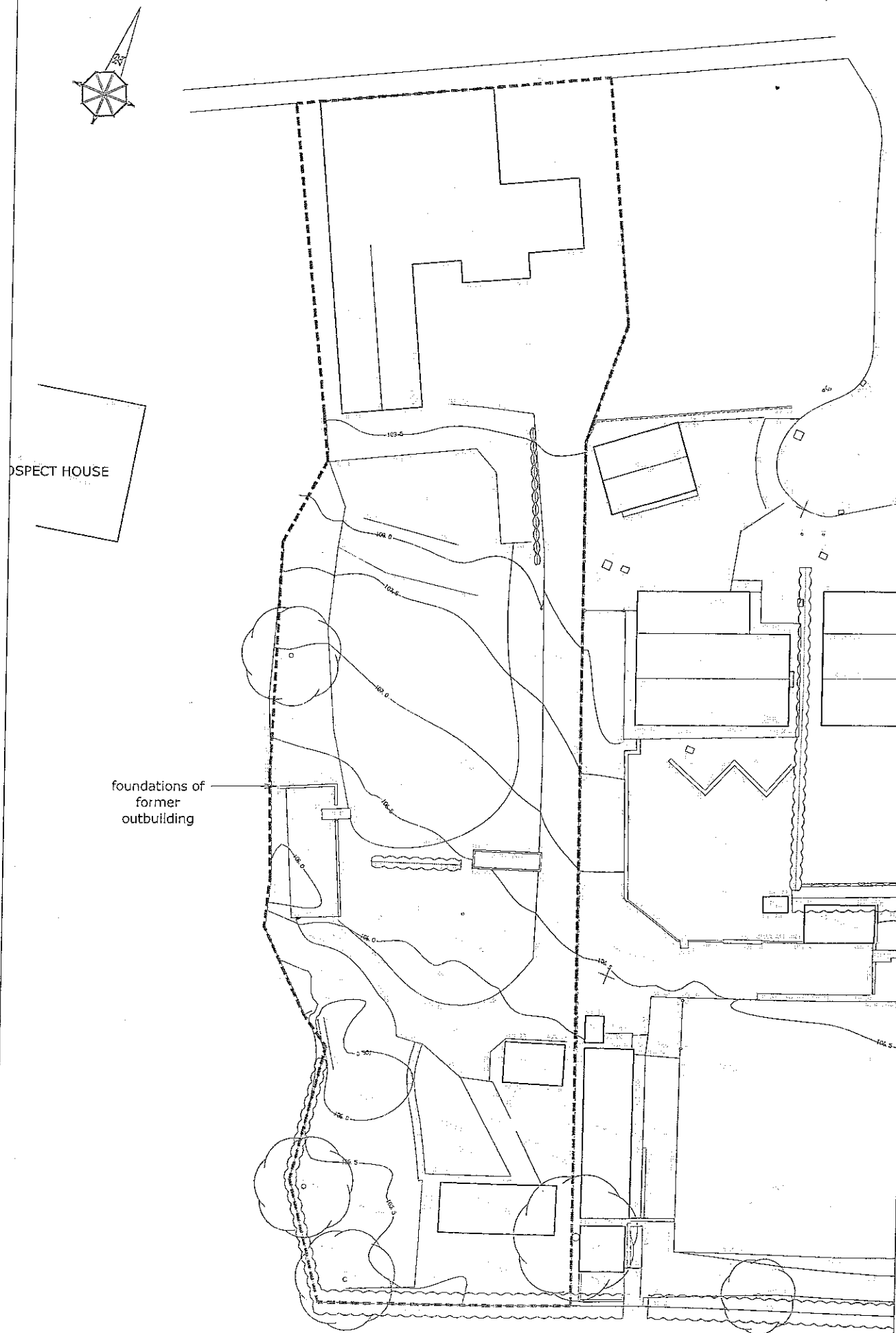
Surveys are carried out to assess the health of the tree(s) under inspection, and to recommend arboricultural management to help reduce the likelihood of tree failure.

Surveys carried out are based upon a ground-based visual inspection, unless otherwise stated. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time of inspection. Any defects seen by a contractor or the employer that were not apparent to the consultant at time of inspection must be brought to the consultant's attention immediately. As do any building works, excavation or unnatural disturbance to the tree(s). These factors may result in an invalidation of the original survey and a new survey to be required.

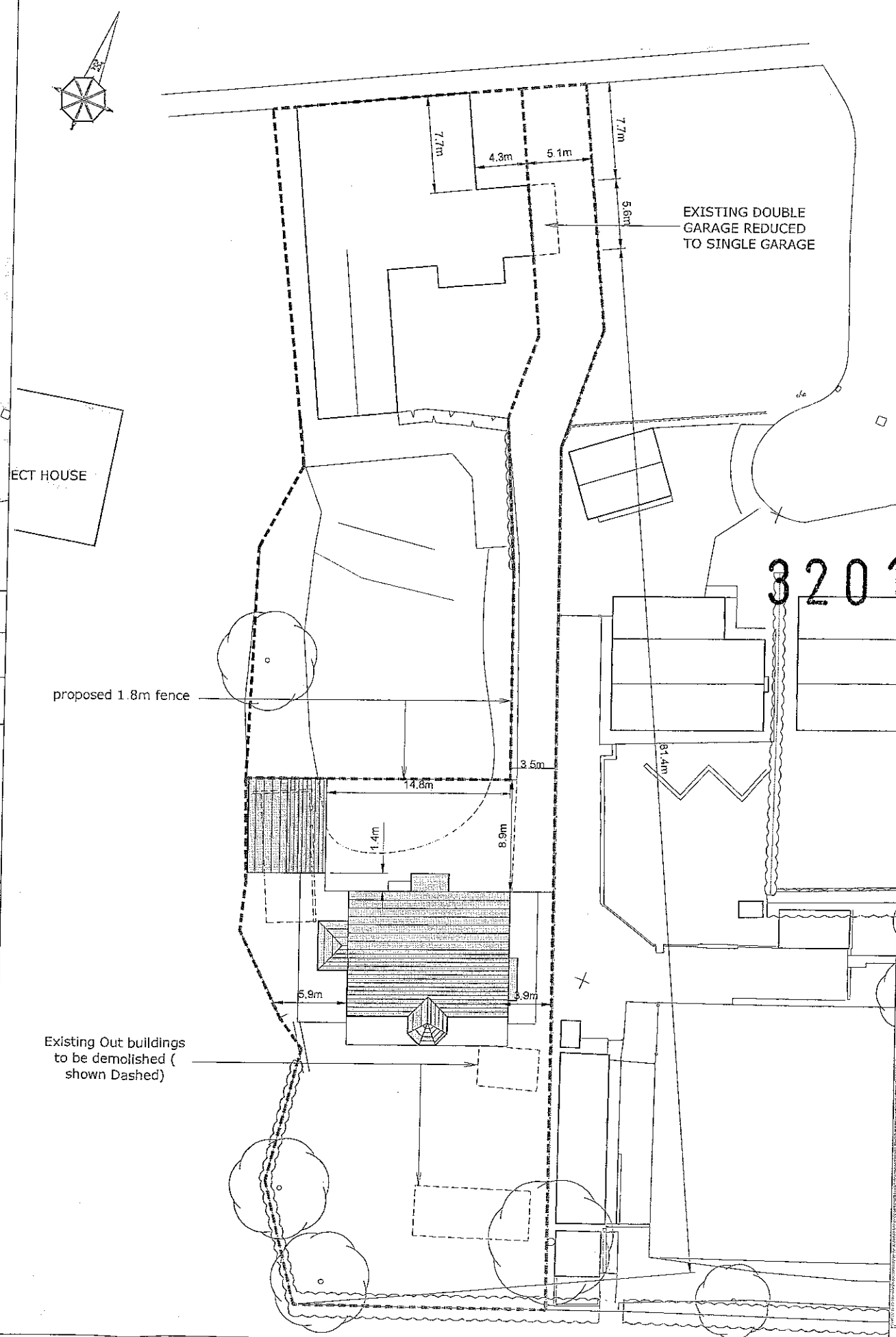
Recommended management work within the survey should be completed to BS 3998:1989 - *'Recommendations for tree work'*. Staff carrying out said tree work should be qualified and experienced, and preferably be a member of an arboricultural body. They should be covered by adequate public liability insurance. No liability can be accepted by Taylor Tree Surveys in respect of the trees unless the recommendations of this report are carried out under the supervision of Taylor Tree Surveys, or by a recommended tree surgeon, within the suggested timescale.

It is advisable to have trees inspected by an arboricultural consultant regularly. Taylor Tree Surveys recommends, as standard, to have an inspection carried out annually, unless otherwise stated. No liability can be accepted in respect of the trees after a year has elapsed from date of inspection if the recommended schedule is not upheld. Extreme or adverse weather conditions may result in trees needing to be reassessed before this time has elapsed. In such cases, arrangements must be made by the contractor for re-inspection otherwise liability cannot be accepted.

EXISTING



PROPOSED



320120061P

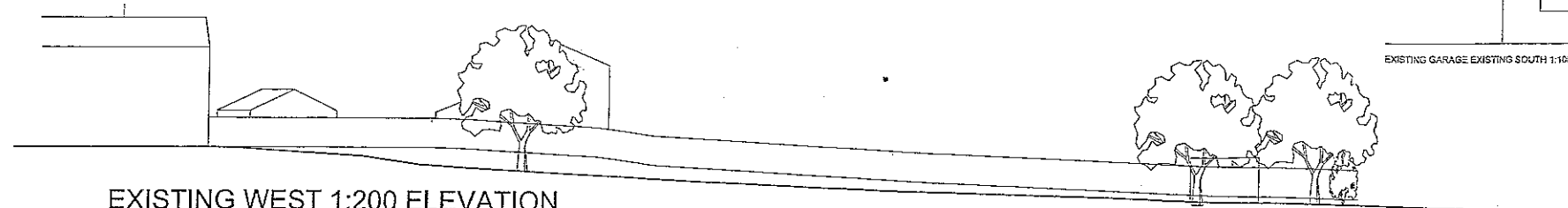
Prospect
Lodge,
Longridge

SITEPLANS

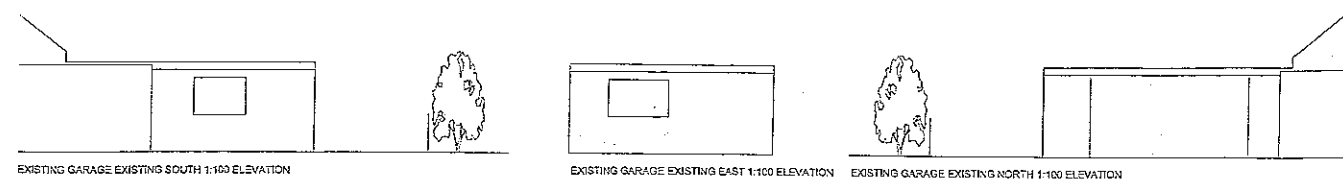
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DRAWING GL19/22B
DRAWN 09/2011

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PROSPECT COTTAGE



EXISTING WEST 1:200 ELEVATION



EXISTING GARAGE EXISTING SOUTH 1:100 ELEVATION

EXISTING GARAGE EXISTING EAST 1:100 ELEVATION

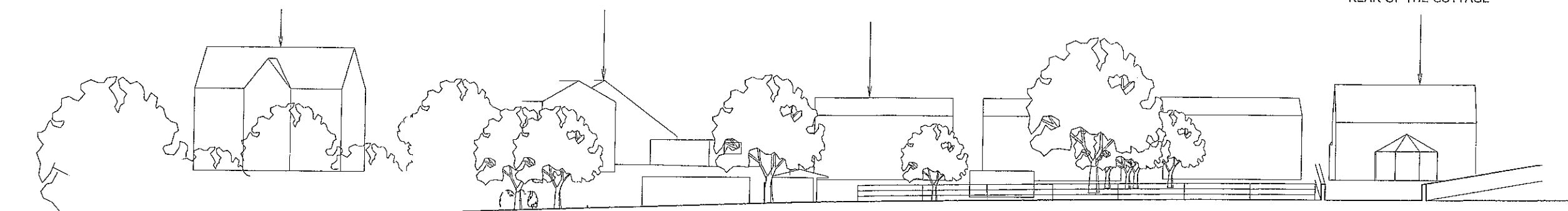
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PROSPECT HOUSE

PROSPECT COTTAGE

No4
PROSPECT COURT

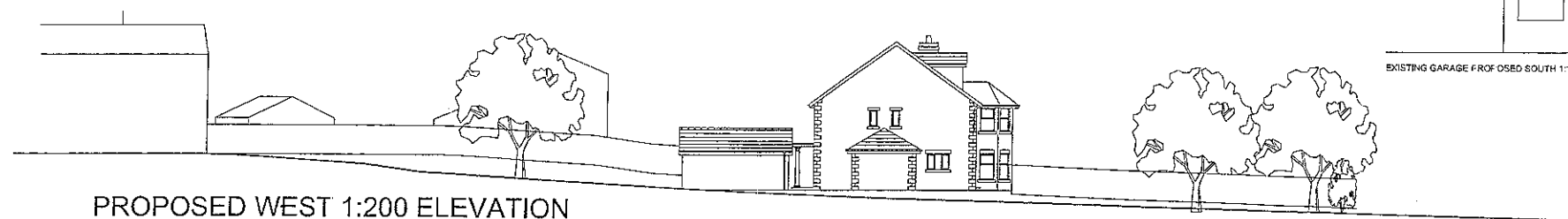
RECENTLY BUILT HOUSE AT THE
REAR OF THE COTTAGE



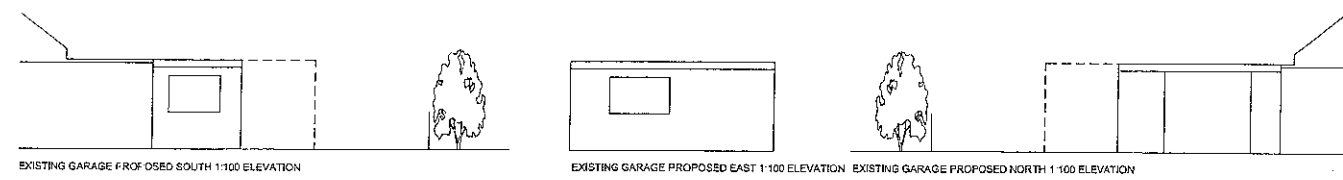
EXISTING SOUTH 1:200 ELEVATION

320120061P

PROSPECT COTTAGE



PROPOSED WEST 1:200 ELEVATION



EXISTING GARAGE PROPOSED SOUTH 1:100 ELEVATION

EXISTING GARAGE PROPOSED EAST 1:100 ELEVATION

EXISTING GARAGE PROPOSED NORTH 1:100 ELEVATION

PROSPECT HOUSE

PROPOSED NEW DWELLING
PROSPECT LODGE

No4
PROSPECT COURT

RECENTLY BUILT HOUSE AT THE
REAR OF THE COTTAGE



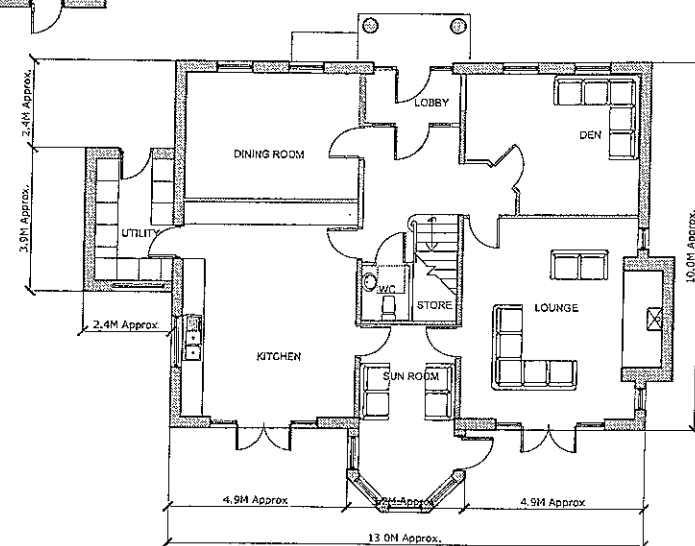
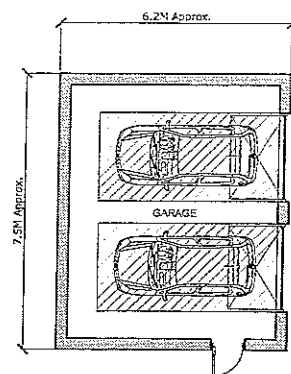
PROPOSED SOUTH 1:200 ELEVATION

Prospect
Lodge

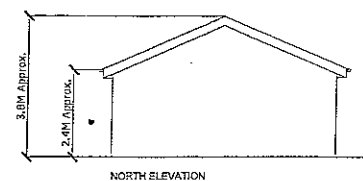
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Elevations

SCALE 1:100
DRAWING GL19/23A
DRAWN 09/2011

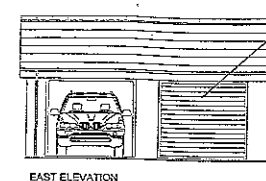
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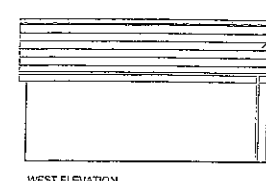
GROUND FLOOR PLAN



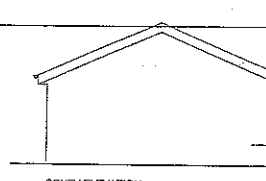
NORTH ELEVATION



EAST ELEVATION

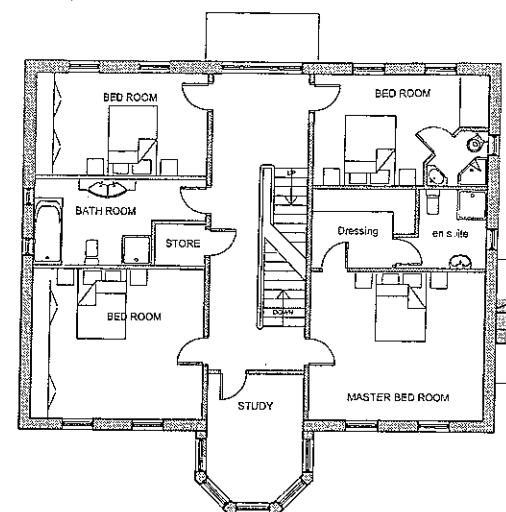


WEST ELEVATION

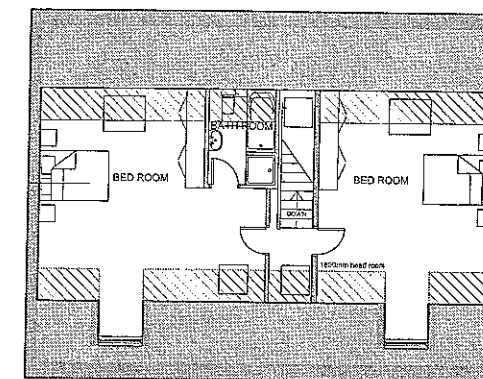


SOUTH ELEVATION

- STEEL GARAGE DOORS
- NATURAL SLATE ROOF to match main house
- UPVC RAIN WATERGOODS to match main house
- ROUGH CAST RENDER WALLS to match main house



FIRST FLOOR PLAN



SECOND FLOOR PLAN

320120061P

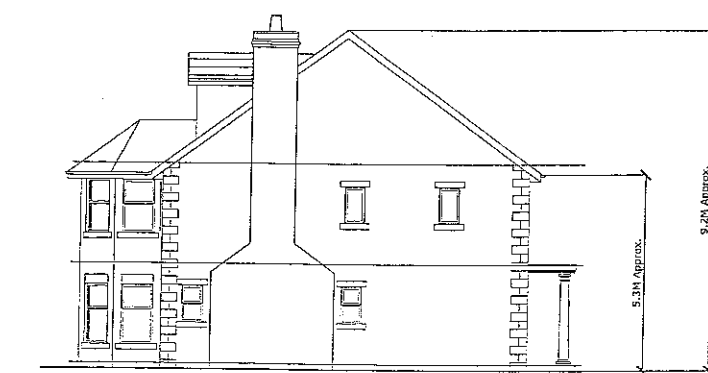
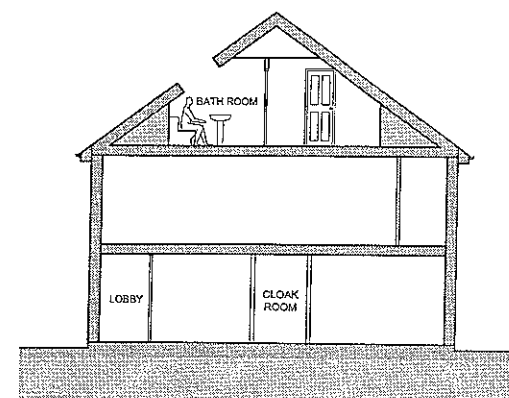


SOUTH ELEVATION

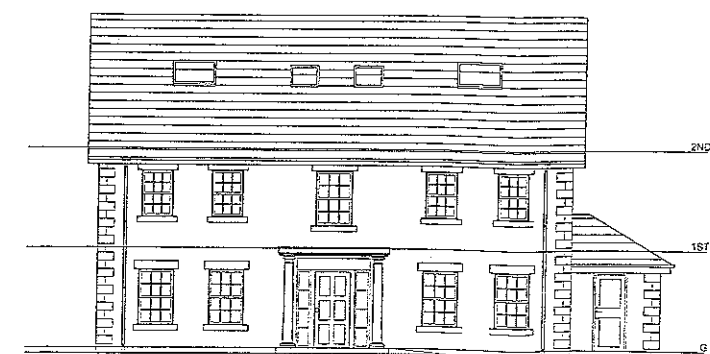
- TIMBER SHIPLAP DORMER CHEEKS
- NATURAL SLATE ROOF
- UPVC RAIN WATERGOODS
- WHITE UPVC WINDOWS AND DOORS
- STONE QUOINS HEADS AND WINDOW SILLS
- ROUGH CAST RENDER WALLS



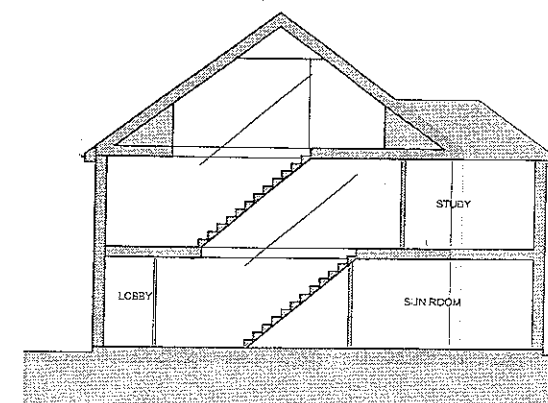
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



Prospect Lodge

PROPOSED

SCALE 1:100
DRAWING GL19/15C
DRAWN 09/2011

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